



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

May 27, 2016

Ilene Dick
Farella Braun and Martel LLP
235 Montgomery Street
San Francisco CA 94104

Site Address: 425 Brannan Street
Assessor's Block/Lot: 3787/033
Zoning District: SLI (Service/Light Industrial)
Staff Contact: Laura Lynch, (415) 575-9045 or laura.lynch@sfgov.org
Record No.: 2016-004496ZAD

Dear Ms. Dick:

This letter is in response to your request for a Letter of Determination regarding the property at 425 Brannan Street. The property is located within the SLI (Service/Light Industrial) Zoning District and 65-X Height and Bulk District. The property is also located in an area subject to Interim Moratorium prohibiting the conversion of industrial uses to non-industrial uses. The request is to determine whether the second floor was legally converted to office space prior to the property being subject to the current SLI Zoning District controls which prohibit general office use. It should be noted that the first floor of the property was recently converted to retail sales per Building Permit Application No. 201508285513 (which was reviewed and approved by the Planning Department).

BACKGROUND

The subject building is approximately 19,500 square feet and was constructed in 1924 for light manufacturing/warehouse uses. The Office of the Assessor and Recorder lists the property as an industrial building and building permit records indicate the historic use as warehouse. At the time of construction, the property was located in the Heavy Industrial Zoning District. On May 2, 1960, the subject property was rezoned from Heavy Industrial to M-2 (Heavy Industrial).

In the mid-1980's, the property was rezoned from M-2 to SSO (Service/Secondary Office) under interim zoning controls during the development of the South of Market (SOMA) Area Plan. On April 6, 1990, the subject property was rezoned from M-1/SSO to SLI (Service – Light Industrial) as part of the SOMA Area Plan. Under the SLI Zoning District, Office Uses¹ as defined in Planning Code Section 890.70 are

¹ Planning Code Section 890.70(a): "Office use" shall mean space within a structure or portion thereof intended or primarily suitable for occupancy by persons or entities which perform, provide for their own benefit, or provide to others at that location services including, but not limited to, the following: Professional; banking; insurance; management; consulting; technical; sales; and design; and the non-accessory office functions of manufacturing and warehousing businesses; all uses encompassed within the definition of "office" in Section 219 of this Code; multimedia, software development, web design, electronic commerce, and information technology; all uses encompassed within the definition of "administrative services" in Section 890.106 of this Code; and all "professional services" as proscribed in Section 890.108 of this Code excepting only those uses which are limited to the Chinatown Mixed Use District.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

generally prohibited with the exception of office uses in Landmark Buildings or contributory buildings in historic districts (per Planning Code Section 803.9(a)) and work space of design professionals (per Planning Code Section 803.9(g)).

On September 30, 2014, the Board of Supervisors adopted interim zoning moratorium to prohibit the conversion or replacement of Production, Distribution, and Repair uses in the proposed Central South of Market (SOMA) Plan Area. On December 19, 2014, the Board of Supervisors extended the interim zoning moratorium, which will now expire on October 9, 2016.

In your request, it is argued that there was legal office use on the second floor prior to the 1990 adoption of the SLI Zoning District and that office use has been maintained on the property since that time as a non-conforming use. Your request included the building permit history for the property and information from reverse directories regarding previous tenants to support your argument, including the following:

The submittal included a 1983 building permit (8312507) where the existing use is listed as "Printing Plant" and the proposed use is listed as "Printing Plant and Publishing Business." The scope of work stated the following: "New partitioning and electrical for office and warehouse space on second floor." Based upon a review of the plans, the office portion of the second floor appears to be accessory to the warehouse space. Based upon your submittal and the permit, the tenant was E.R. Reports (a publishing company) and they occupied the second floor from 1983-1987 with various other publishing companies. It should also be noted that while this permit was not reviewed by the Planning Department, the proposed "Printing Plant and Publishing Business" use would have been considered to be a Home and Business Service and/or Manufacturing and Processing use under the M-2 zoning in effect at that time.

The submittal included a 1987 building permit (8718113) where both the existing and proposed uses were listed as "office space." The scope of work stated the following: "Interior partition wall (non-bearing); relocate electrical outlets and switches (all construction one hour rated) carpeting." Based upon a review of the plans, proposed interior tenant improvements are limited to a portion of the second floor (not the entire floor). Based upon your submittal and the permit, the tenant was Quinby's Inc. (a children's toy and game company) and they occupied the second floor from 1987-1990. This permit does not state a change of use and was not routed to the Planning Department for review.

The submittal also references a 1987 letter from the Public Utilities Commission noting that the Transportation Impact Development Fee (TIDF) was not required for the 1987 building permit. TIDF was not assessed for this permit because the permit application was not represented as a change of use to office.

The submittal included a 1995 building permit (9502803) where both the existing and proposed uses were listed as "office." The scope of work stated the following: "Demolish old walls & construct new walls at reception area & classified area. Modify reception door & street entrance door to comply with CAC T-24 accessibility." Based upon a review of the plans, the scope of the permit included the entire second story. Based upon your submittal and the permit, the tenant was SF Weekly (a newspaper) and they occupied the entire second floor from 1990-1997. While this permit does not state a change of use and was not routed to the Planning Department for review, occupancy by SF Weekly would have been considered to

be a Business Service² use per Planning Code Section 890.111 (which is principally permitted under the SLI Zoning District). It should also be noted that a Business Service use is considered to be a Production, Distribution and Repair use per Planning Code Section 102³.

The submittal included a 1999 building permit (9926836) and a 2000 building permit (20000104165) which, together, authorized conversion of the ground floor from warehouse to telecommunication facility. Given that these permits were limited to the ground floor, they do not (nor could they have) authorized either a new or continuing general office use on the second floor.

All other permits approved at the property were related to upgrades to the front façade or change of use at the first floor. The permit history does not include any permits which authorize conversion of the second story to general office use.

DETERMINATION

Based upon available records, including Assessor's records and building permit history, the last authorized use of the second floor is warehouse. While the Planning Department does not find that the 1983 or 1987 building permits authorized either a new or continuing general office use on the second floor of the property, any such general office use would have been considered to be a non-conforming use with the 1990 adoption of the SLI Zoning District (which prohibits general office use). Non-conforming uses are subject to the requirements of Planning Code Sections 180-183. Per Section 183 (Non-conforming Uses: Discontinuance and Abandonment), wherever a non-conforming use has been changed to conforming use, such use shall not after being so changed be re-established and the use of the property thereafter shall be in conformity with the use limitation of the Planning Code. Given that the second floor was occupied from 1990-1997 by a principally permitted Business Service use (SF Weekly), any prior non-conforming general office use would have been abandoned and could not thereafter be re-established.

In light of these facts, it is my determination that the second floor of the subject property was not legally converted to office space prior to the property being subject to the current SLI Zoning District controls which prohibit general office use. Further, had general office use been legally established prior to the current SLI Zoning District controls, any such non-conforming use would have been abandoned through the conversion of the second story to a conforming Business Service use (SF Weekly).

² Planning Code Section 890.111: A use which provides the following kinds of services to businesses and/or to the general public and does not fall under the definition of "office" pursuant to Section 890.70: radio and television stations; newspaper bureaus; magazine and trade publication publishing; microfilm recording; slide duplicating; bulk mail services; parcel shipping services; parcel labeling and packaging services; messenger delivery/courier services; sign painting and lettering services; building maintenance services.


³ Planning Code Section 102: *Production, Distribution, and Repair (PDR) Use*. A grouping of uses that includes, but is not limited, to all Industrial and Agricultural Uses, Ambulance Services, Animal Hospital, Automotive Service Station, Automotive Repair, Automotive Wash, Arts Activities, Business Services, Cat Boarding, Catering Service, Commercial Storage, Kennel, Motor Vehicle Tow Service, Livery Stable, Parcel Delivery Service, Public Utilities Yard, Storage Yard, Trade Office, Trade Shop, Wholesale Sales, and Wholesale Storage.

Ilene Dick
Farella Braun and Martel LLP
235 Montgomery Street
San Francisco CA 94104

May 27, 2016
Letter of Determination
425 Brannan Street

APPEAL: If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,



Scott F. Sanchez
Zoning Administrator

cc: Laura Lynch, Planner
Property Owner
Neighborhood Groups

FARELLA
BRAUN + MARTEL LLP

ILENE DICK
idick@fbm.com
D 415.954.4958

March 31, 2016

R#2016-004496 ZAD

CK # 2940 \$645 -

LAURA LYNNCH - CODE ENF

RECEIVED

APR 01 2016

**CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK**

Via Hand Delivery

Scott Sanchez
Zoning Administrator
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 425 Brannan (Block 3787/Lot 33)
Request for Letter of Determination: Case No. 2015-012090ENF

Dear Mr. Sanchez:

We represent First California Investments, Inc., the owner of the above referenced building ("Property"). We are requesting a Letter of Determination ("LOD") that office use of the second floor of the Property is permitted under the Planning Code because it was lawfully established when the Property was zoned M-1. A check for \$645 is attached.

First, we will show that there was legal office use on the second floor prior to the 1990 adoption of the SLI zoning. Second, work has been completed under approved permits, including Planning sign-off, for office use on the second floor after the adoption of SLI zoning. Such office uses are vested and non-conforming. Third, in 1987, the City determined that no Transit Impact Development Fee ("TIDF") was required to be paid upon issuance of a building permit for office space on the second floor because there was pre-existing office. Fourth, the second floor office use has not been accessory to any ground floor PDR uses since prior to 1990. Finally, there are no justifiable policy reasons for the Planning Department to now require the second floor office space to remain vacant because the draft Central SOMA Plan proposes rezoning the Property MUO (Mixed Use Office), a district where second floor offices are proposed to be principally permitted. For these reasons, which are explained in greater detail below, we respectfully request that an LOD be issued finding that office use is permitted and that the tenant improvement building permit applications for the current office tenant, Capgemini, be approved.

Scott Sanchez
March 31, 2016
Page 2

A. OFFICE USE HAS LAWFULLY BEEN AT THIS LOCATION SINCE BEFORE 1990.

When the current owner, First California Investments, Inc., bought this two-story building at the corner of Brannan and Ritch Streets in 1978, the Property was zoned M-1, a district in which office use was principally permitted. At that time, there were existing office uses in the second floor. Although originally built for Alhambra Water Company in 1923 as “light manufacturing and warehouse,”¹ the City’s permit records at that time contained approved and completed building permits for office use at this site, permits on which the owner relied.

Attached as Exhibit B is a rent roll prepared by First California Investments identifying the different tenants that have occupied the first and second floors since 1978 and their use category. Office tenants occupying the second floor have included the San Francisco District Attorney’s Office, the regional administrative offices of the Kaplan Educational Learning Center, sales offices and others.

The following describes the building permits establishing the existence of these office uses at the second floor beginning in 1983.

1. The Building Permit History Contains Evidence Of Office Use On The Second Floor Of 425 Brannan.

A. Building permits were issued for office use on the second floor prior to the adoption of SLI zoning in 1990.

The administrative offices of numerous, primarily medical-oriented publications occupied the second floor, beginning in 1983 under Building Permit Application 08312507 (“BPA 08312507”)² and vacated the Property in 1987.³ This permit was issued for “new partitioning and Electrical for office and warehouse space *on the second floor.*” (Emphasis added). The permit showed a change of use from “Printing Plant” to “Printing Plant and Publishing Business”.⁴ Like many permit applications that show changes between existing and proposed uses, both of which were principally permitted in the M-1 district, this application should have been routed to Planning by DBI, but was not. Nonetheless, there was approved office space on the second floor in 1983.

¹ See Exhibit A.

² See Exhibit C.

³ See Exhibit B.

⁴ According to the owners, the printing plant for these publications was never located at the Property.

B. Building permits were issued for office use on the second floor after the May, 1990 effective date of SLI zoning.

SF Weekly's editorial and administrative offices occupied the entire second floor of the Property from 1990 to 1997. Building Permit Application 9502803 ("BPA 9502803") was issued for office use, with SF Weekly listed as the lessee of the Property.⁵ No change of use was proposed with this Application because the office use was authorized in 1983 under BPA 08312507. Based on the scope of work completed under BPA 08312507 and the issuance of BPA 9502803, there is clear evidence that SF Weekly's editorial and administrative office functions were permitted on the second floor after the effective date of the SLI zoning.

In 1999, the Planning Department signed off on Building Permit Application 9926836 ("BPA 9926836"), confirming the existence of legal office use at the Property.⁶ Under BPA 9926836, the existing use was listed as "Warehouse/Offices". The proposed use listed was "no change Office" after crossing out "Telecommunications Equip" as the proposed use. In signing off on BPA 9926836, Planner Tammy Chan emphasized that "there was no change of use" from office use in the Property both in handwriting and by stamp.⁷ These sign-offs clearly indicate that the Planning Department considered the office use to be a legal, non-conforming use.

BPA 9926836 was signed off by Planning staff nine years after the site was rezoned to SLI in April, 1990. The work under BPA 9926836 was deemed complete by DBI on February 1, 2001. In 2000, the Planning Department also signed off on BPA 20000104165. That application sought a change of use from warehouse to telecommunications equipment of "9,323 sf at main floor only".⁸ (Emphasis added). This permit was for the scope of work that was initially contemplated by BPA 9926836, which deleted the proposed telecommunications use on the first floor. Under these permits, the change in use to telecommunications was sought and approved for the first floor. Thus, under both permits, the second floor remained existing office use.

The only way that office use would have been approved as part of a building permit after May, 1990 (the effective date of SLI zoning) was if the office use was legally pre-existing and thus is now vested and non-conforming. Planning staff's sign-off on the 1995 and 1999 building permits that included office use shows that there was pre-existing office use that was grandfathered before the SLI zoning restrictions on office use were instituted in May 1990.

⁵ See Exhibit D.

⁶ See Exhibit E.

⁷ *Id.*

⁸ See Exhibit F.

2. The City Determined That No TIDF Payment Was Due On A 1987 Building Permit For Office Space In The Second Floor Of The Property. In Doing So, The City Concluded That The Office Space For Which The Permit Was Sought Was Pre-Existing.

In 1987, Quinby's, Inc., a children's toy and games company that housed its sales offices at the second floor of the Property, submitted Building Permit Application 08718113 ("BPA 08718113") to DBI for minor changes to existing office space on the second floor.⁹ As part of the permit documents, the San Francisco Public Utilities Commission ("PUC"), the agency overseeing the TIDF at the time, sent a memorandum to DBI regarding payment of the TIDF by certain permit applicants. In the one sentence memorandum, the PUC stated that the "[ten] applications listed below are not subject to the Transit Impact Development Fee and you are authorized to issue the building permits on them."¹⁰ 425 Brannan was on the list. Handwritten next to it was "no space change." Others on the list include the office buildings at 50 Fremont Street and 2 Embarcadero Center.

The list and the qualification of "no space change" indicated that the PUC did not consider the office space for which the pending permit at the Property was sought to be "new office space." The TIDF had been imposed on building permit applications for new office space only since 1981, requiring payment upon issuance of the certificate of final completion and occupancy. DBI issued BPA 08718113 for tenant improvements of the existing office space without charging the TIDF.

The purpose of the memorandum was to inform DBI that TIDF was not required to be collected for the addresses listed. The handwritten notation of "no space change" was to provide a rationale why the TIDF was not to be collected from these properties. There are only two possible reasons why the TIDF was not collected for the Property: (1) the existing office space had paid TIDF fees when it was built, which would apply only to office uses built after 1981; or (2) the existing office space was considered legal, non-conforming and was not expanding. We believe that the latter reason is why no TIDF was required for the 1987 building permit given the building permits indicating the existence of office space on the second floor prior to 1981.

3. The Second Floor Offices Are Not Accessory To Any Non-Office Uses In The Building.

According to the Property owner's rent roll, since their purchase, the first and second floor spaces have always been occupied by different tenants. The rent roll for both floors, attached as Exhibit B, shows the range of uses located on each floor and their length of tenancy, confirming that fact.¹¹ Thus, no tenants ever rented space on both the first and second floor at

⁹ The permit for the work was issued but expired. The owner reviewed plans for this permit at DBI. The plans showed that the proposed work was on the second floor.

¹⁰ See Exhibit G.

¹¹ See Exhibit A.

Scott Sanchez
March 31, 2016
Page 5

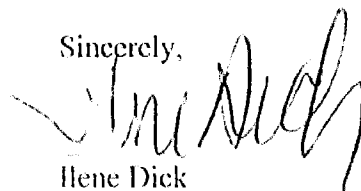
the same time. Accordingly, since at least the 1970's, all the office uses on the second floor were principal uses and were not accessory office space to non-offices uses on the first floor of the building.¹²

CONCLUSION

We have provided tenant history and building permits that specifically show the existence of office use at the second floor of the Property prior to 1990, when the M-1 zoning principally permitted office use. Some of those building permits were approved by the Planning Department for office use after the effective date of the SLI zoning went into effect. The reason for those approvals is that the Planner determined that the existing office use preceded the SLI rezoning, rendering those office uses legal non-conforming uses. Permits and the rent roll show that the editorial and administrative office functions of medical-oriented publications (from 1983 to 1987), the SF Weekly (from 1990-1997), and the San Francisco District Attorney's office (from 1997 to 1998) existed on the second floor. The rent roll is thus consistent with the limited permit records and fills in the large gaps in those records. Lastly, the 1987 PUC memorandum regarding TIDF payments and the San Francisco Department of Real Estate's leasing of the second floor for the District Attorney's office, shows that other City agencies concluded that there was pre-existing legal office use at the Property. None of these office uses were accessory to non-office ground floor uses.

For the above reasons, we request that an LOD finding that office use on the second floor is legal, non-conforming and vested be issued. We would appreciate that the requested LOD be issued at your earliest convenience so that pending Notice of Enforcement can be withdrawn and the Property's records be updated to indicate that no violations exist. Doing so will enable the pending Capgemini tenant improvement permits to be issued. Thank you in advance for your prompt attention to this matter and your continuing professional courtesy.

Sincerely,



Hene Dick

ID
Attachments

¹² The International Exchange Press Printing Plant, located on the first floor from 1984-1999, was not owned or operated by any of the publications whose offices were located on the second floor from 1983-1987 or by the SF Weekly, whose editorial and administrative offices occupied the second floor from 1990 to 1997.

Scott Sanchez
March 31, 2016
Page 6

cc: *(Via Email)*
Steven Ganz
Marc Wolfe
Bob Wolfe
Larry Badiner
Steven Vettel
Laura Lynch, Planning Department

EXHIBIT A

OFFICIAL COPY

SAN FRANCISCO



Approved: *[Signature]*
Chief Building Inspector

122658

APPLICATION OF

435 - *Brown* St

Boston *Real Estate Co*

For Permit to Erect a

2 STORY

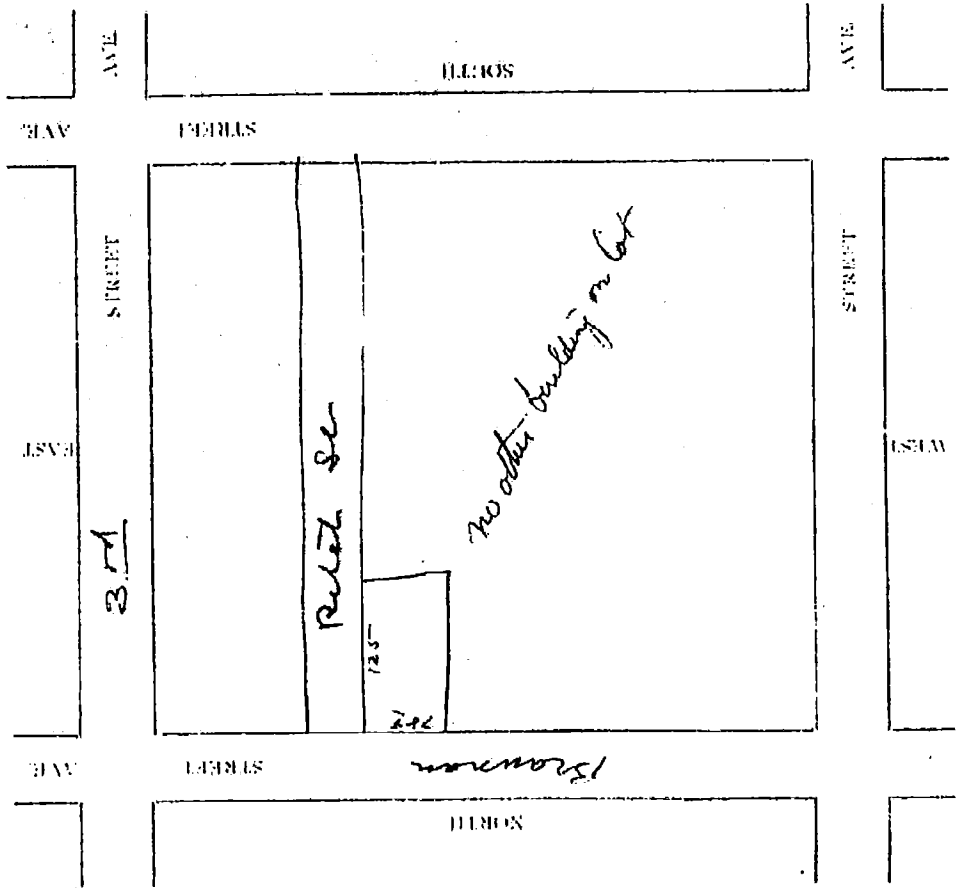
Revised *Building*

Location *S. W. of* *Block*

1 *Brown*

Filed *8-5-23*

Referred to Inspector



SOUTH

EAST

WEST

NORTH

3rd

Revised Sec

no other building on lot

125

242

Brown

SOUTH

EAST

WEST

NORTH

OFFICIAL COPY

SAN FRANCISCO



Dept. of Public Works
Bureau of Building Inspection P. No. 7

MARK STREET LINE ON FOUNDATION OR FIRST FLOOR PLAN

WRITE IN INK—FILE TWO COPIES

Applicant must indicate in ink correctly and distinctly on the back of this sheet, a diagram of the lot with street, alleys, location of existing buildings on the lot, if any, and location and dimensions of proposed buildings. Plans and specifications must be fastened together.

APPLICATION FOR BUILDING PERMIT

Reinforced Concrete Class C
BRICK BUILDING

Application is hereby made to the Board of Public Works of the City and County of San Francisco for permission to build *two story reinforced concrete building* on the lot situated *S. W. cor. Retail and Polkman*.

In accordance with the plans and specifications submitted herewith.
All provisions of the building laws shall be complied with in the erection of said building, whether specified herein or not. Estimated cost of building *\$ 20,000.00*. Building to be occupied as *appt mfg & warehouse* families.
Size of lot *78' x* feet front *78' 4"* feet rear *125'* feet deep.
Size of Proposed Building *full lot*
Height from curb to roof beams
If party walls are to be used, give thickness and height of stories

Are foundations to be on solid or filled ground? *solid*
Footings will be of *Reinforced concrete*. Foundation walls will be of *same*
Concrete will be made of *Part* cement *1* parts, Sand *2* parts, Broken Stone *3* parts
Stone work laid in *mortar*
Brick work laid in *mortar*
Face brick work laid in *mortar*
Face brick work. How bonded

	WALLS		Piers or Columns		JOISTS			GIRDERS			
	Height	Material	Thickness Side Front	Material	Size	Material	Size	Longest Span	Material	Size	Longest Span
Footings											
Foundations		<i>Reinforced concrete</i>		<i>Reinforced concrete</i>		<i>wood joist</i>			<i>Reinforced Conc.</i>		
Basement											
1st story											
2nd story											
3rd story											
4th story											
5th story											
6th story											
7th story											
8th story											
9th story											
10th story											
	State size of bearing partitions on each floor										
	MATERIAL					SIZES					

OFFICIAL COPY

SAN FRANCISCO



construction *Joint of wood & wood floor*

Flat roof, construction of *"* Covered with *tar & gravel*

Steep roof, construction of _____ Covered with _____

Walls coped with: _____ Cornices of _____

Partition, of _____ Covered with _____

Light court walls, of _____

Exterior columns, of *Reinforced concrete* Protected with _____

Interior columns, of _____ Protected with _____

Trusses supporting roof, if of iron, describe _____

Flue linings, of _____ height of chimneys above roof _____

Boiler flue, of _____ lined with _____ height of flue above roof _____

No. of Stairways, width and construction *3 stairways of wood 4'3" - 3'*

Boiler-room location _____ walls of boiler room _____

Ceiling and floor over boiler room _____ doors to boiler-room _____

Fire shutters _____

Bay windows, covered with _____

Towers, domes or spires, size and extreme height above _____ level _____

Sky-lights, material, number and size *galv'd iron & wire glass*

No. of elevators *one*

Elevator enclosures, of *plastered*

Vaults under sidewalk _____

Retaining walls of _____ height _____ thickness at bottom _____ thickness at top _____

Areas, coal holes, etc., state if any, and where _____

I hereby agree to save, indemnify and keep harmless the City and County of San Francisco against all liabilities, judgments, costs and expenses which may in any wise accrue against said city and county in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk place by virtue thereof and will in all things strictly comply with the conditions of this permit.

Address *Buechler & Brown* | Owner *Bothe's Real Estate Co*

Builder *Bldg Exchange* | Address *26 Montgomery St*

Address *216 Montgomery* | By *A. S. Bugbee*

Architect *Arthur S. Bugbee*

(NOTE: The owner's name must be signed by himself, or by his Architect or authorized Agent.)

REGISTERED TRADE MARK



DIRECT FROM ALHAMBRA SPRINGS
DRINK
Alhambra
PURE
SPRING WATER
1870
1901
CONTRA COSTA COUNTY CALIFORNIA

Water of the
Home of the
24 BOTTLES
AT THE STORE IN EVERY CITY AND VILLAGE

Nippon Dry Goods Co.

ORIENTAL DRY GOODS
CLOTHING
HATS
SHOES
LINENS
CLOTHS
MANTLES
COATS
TRUNKS
SUITCASES
BAGS
GLOVES
HOSIERY
UNDERWEAR
KIMONOS
YOKOSUKI
JAPANESE
CLOTHING

H. S. CROCKER CO.

DEPT. OF THE INTERIOR
BUREAU OF LANDS
WASHINGTON, D. C.
LAND OFFICE
WASHINGTON, D. C.

EXHIBIT B

**425 Brannan Street - 2nd Floor
Tenant Roster and Rent Roll**

Dates of Occupancy	Tenant	Type of Business	Year	Rent	Related use of ground floor by tenant
1978-1983	K Jim Import Export	Import-Export Sales Offices			No
1983-1987	American Medical Report CME Bulletin ER Reports Emergency Medicine Report Family Medicine Report Litigation Research Sedlock Tonia Graphics Beach Street Financial	Various Publishing Offices			No
1987-1990	Quinby's	Children Toys and Games Sales Offices	9/15/1987 10/15/1990	6,500 7,100	No
1990-1997	San Francisco Weekly	Newspaper Editorial Offices			No
1997-1998	San Francisco District Attorney	Government Offices	10/1/1997	9,250	No
1998-2003	Kaplan Education Learning Center	Educational Learning Center Regional Offices	4/1/1998 4/1/1999 4/1/2000 4/1/2001 10/1/2001	14,700 15,050 18,070 18,420 20,545	No
2004-2007	Xoom	Financial Transaction Company Offices	3/1/2004 4/1/2005 4/1/2006	7,500 11,000 13,500	No
2007-2008	Batiq	Online Learning Offices	5/1/2007 5/1/2008	22,867 23,756	No
2008-2015	12Fold Media	Internet Advertising Sales Offices	8/8/2008 5/1/2009 7/1/2010 5/1/2011 5/1/2012 2/1/2013 5/1/2014	23,756 19,511 23,500 22,000 24,650 27,850 29,500	No
2015	Capgemini	Business Consulting	2/28/2015	-	Yes

**425 Brannan Street - 1st Floor
Tenant Roster and Rent Roll**

Dates of Occupancy	Tenant	Type of Business
Full Ground Floor Usage		
1984-1999	International Exchange Press	Printing
Ground Floor Demised at the end 1999		
Back Space (approx 8,100 sq ft)		
1999-2015	Frontier/Global Crossing/Level 3	Internet Services
Front Space (approx 1,500 sq ft)		
2000-2005	Lisa Violetto	Clothing Sales
2005-2008	SF Sofas	Furniture Sales
2009-2014	Infinite Bodyworks	Exercise Studio
2015	Capgemini	Retail Sales

EXHIBIT C

OFFICIAL COPY

DEPARTMENT OF PUBLIC WORKS
BUILDING INSPECTION
DEC 22 1983

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT
FOR PARTITIONS, ALTERATIONS OR REPAIRS

APPLICANT HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS
SAN FRANCISCO, CALIFORNIA TO BUILD IN ACCORDANCE WITH
SPECIFICATIONS AND REGULATIONS OF THE CITY AND COUNTY OF SAN FRANCISCO

OFFICE COPY

445 BRANNAN STREET

\$22,000.00
(ESTIMATED COST OF JOB)

RECEIVED
DEC 27 1983
509666
JEC 28 1983

DESCRIPTION OF EXISTING BUILDING									
(1) TYPE OF BLDG. (1-4)	(2) NUMBER OF STORIES	(3) NUMBER OF BASEMENTS AND CELLARS	(4) PRESENT USE	(5) BLDG. CODE OCCUP. CLASS.	(6) NO. OF BUILDING UNITS				
102	2	0	Printing Plant	2110	1				
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION									
(1) TYPE OF BLDG. (1-4)	(2) NUMBER OF STORIES	(3) NUMBER OF BASEMENTS AND CELLARS	(4) PROPOSED USE	(5) BLDG. CODE OCCUP. CLASS.	(6) NO. OF BUILDING UNITS				
102	2	0	Printing, Plant and Publishing Business	2110	1				
(10A) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(10) IF YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT FT.	(11A) DOES THIS JOB INVOLVE CREATING DECK OR PORCH (EXTENSION TO BUILDING)?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) IF YES, STATE NEW GRADING (FOOT AREA)				
(14) WILL SIDEWALK OVER EXISTING SIDEWALK SPACE BE REQUIRED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(15) WILL BUILDING SETBACK BEYOND PROPERTY LINE?	(16) IS AUTO DRIVEWAY TO BE CONSTRUCTED OR ALTERED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(17) WILL STREET SPACE BE USED OR BE CONSTRUCTION?				
(17) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?	(19) ELECTRICAL WORK TO BE PERFORMED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) PLUMBING WORK TO BE PERFORMED?				
CONTRACTOR		ADDRESS		PHONE					
Owner - Gerald Ganz		100 Lenox Way S.F. 94127		661-8339					
ARCHITECT OR ENGINEER (DESIGN)		ADDRESS		CALIF. LICENSE NO.					
P Theodore Anderson & Associates		111 New Montgomery St		1540					
CONSTRUCTION LEHOLD (ENTER NAME AND BRANCH DESIGNATION IF ANY)		ADDRESS		PHONE					
NONE		NONE		NONE					
OWNER - LESSEE (FORGET OUT ONE)		ADDRESS		PHONE					
Gerald Ganz		100 Lenox Way San Francisco Ca 94127		661-8339					
(21) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLAN IS NOT SUFFICIENT)									
New partitioning and Electrical for office and warehouse space on second floor									

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See Sec. 102, 104B, 104B.1, 104C, 502, 502.1, San Francisco Building Code and Sec. 104, San Francisco Housing Code.

No portion of building or enclosure or scaffolding used during construction, to be closer than 4'0" to any wire containing more than 750 volts. See Sec. 383, California Penal Code.

Pursuant to Sec. 302 A.8, San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept on building site.

Grade lines on plans or drawings accompanying this application are assumed to be correct. If actual grade varies are not the same as shown revised drawings showing correct grade lines, cut and fill together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY SITUATION REQUIRED HEREIN BY CODE MAY BE APPEALED

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED. WHEN REQUIRED APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE ELECTRICAL WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS 15, 16, 17, 20, 21 or 22.

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

All drawings of installing materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

OWNER ARCHITECT ENGINEER

LESSEE AGENT WITH POWER OF ATTORNEY

CONTRACTOR ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREBY WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of this permit, agreed to indemnify and hold harmless the City and County of San Francisco from and against all and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, after Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

- I Certificate of Consent to Set issued by the Director of these the Methods
- II Certificate of Workmen's Compensation insurance issued by an approved insurer
- III An exact copy or duplicate of it certified by the Director or it certified by the insurer
- IV The cost of the work to be performed is \$100 or less
- V I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to be come subject to the workmen's compensation laws of California. I further acknowledge that I understand in the event that I should become subject to the workmen's compensation provisions of the Labor Code of California and fail to comply herewith with the provisions of Section 3800 of the Labor Code, that the Permit hereafter issued for shall be deemed revoked
- VI I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workmen's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workmen's compensation insurance is carried

Applicant's Signature: Gerald I Ganz Date: 12-7-83

FILED
BOOK 13
PAGE 3
4-2-84
08312503

OFFICIAL COPY

APPROVED: DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

As noted

[Signature] BUILDING INSPECTOR, BUR. OF BLDG. INSPECTION

APPROVED:

NA

[Signature] DEPARTMENT OF CITY PLANNING

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

CIVIL ENGINEER, BUR. OF BLDG. INSPECTION

APPROVED:

BUREAU OF ENGINEERING

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

REDEVELOPMENT AGENCY

APPROVED:

RESIDENTIAL ENV. INSPECTOR, DIV. OF ART. & HOTEL INSP. B.B.I.

APPROVED:

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I AGREE TO COMPLY WITH ALL CONDITIONS OR STIPULATIONS OF THE VARIOUS BUREAUS OR DEPARTMENTS NOTED ON THIS APPLICATION, AND ATTACHED STATEMENTS OF CONDITIONS OR STIPULATIONS, WHICH ARE HEREBY MADE A PART OF THIS APPLICATION. NUMBER OF ATTACHMENTS []

[Signature] SIGNATURE OF OWNER, LESSEE OR AUTHORIZED AGENT FOR OWNER OR LESSEE

EXHIBIT D

OFFICIAL COPY

SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

APPROVED
Dept. of Public Works

FEB 27 1995

3/8
09507803

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITHE AND ACCORDING TO THE DESCRIPTION AND FOR THE JURISDICTION HEREIN SET FORTH.

FORM 3 OTHER AGENCIES REVIEW REQUIRED
FORM B OVER-THE-COUNTER ISSUANCE
2 NUMBER OF PLAN SETS 2-196

OFFICE COPY

DATE FILED 2-27-95
PAID-FEE RECEIPT NO. 2-27-95
STREET ADDRESS OF JOB 425 BRAUNNAN ST. 3787/33
PLANNING NO. 764829
ESTIMATED COST OF JOB \$10,000
ESTIMATED COST AT DATE

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

DESCRIPTION OF EXISTING BUILDING
TYPE OF CONSTRUCTION III N
NO. OF STORIES OF OCCUPANCY 2
NO. OF ELEVATORS AND CELLARS 0
PRESENT USE OFFICE
OCCUP CLASS B2
NO. OF BUILDING UNITS 0

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION
TYPE OF CONSTRUCTION III N
NO. OF STORIES OF OCCUPANCY 2
NO. OF ELEVATORS AND CELLARS 0
PROPOSED USE (LEGAL USE) OFFICE
OCCUP CLASS B2
NO. OF BUILDING UNITS 0

IS A RAMP TO BE CONSTRUCTED OR ALTERED? YES NO
WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO
ELECTRICAL, MECHANICAL, OR PLUMBING WORK TO BE PERFORMED? YES NO
PLUMBING WORK TO BE PERFORMED? YES NO

GENERAL CONTRACTOR: BIRMINGHAM BUILDERS 111 New Montgomery #209 SF 546-500 650040
ADDRESS: 425 BRAUNNAN ST SF 94107
PHONE: 541-0700
S.F. WEEKLY
DEMOLISH OLD WALLS & CONSTRUCT NEW WALLS @ RECEPTION AREA & CLASSIFIED AREA. MODIFY RECEPTION DOOR & STREET ENTRANCE DOOR TO COMPLY WITH CAC T-24 ACCESSIBILITY.

ADDITIONAL INFORMATION - FORM 3 APPLICANTS ONLY

DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? YES NO
WILL EXCESSIVE OVER-SIDE-WALKWAY SPACE BE CREATED OR ALTERED? YES NO
DOES THIS ALTERATION EXCEED HEIGHT OF EXISTING? YES NO
DOES THIS ALTERATION EXCEED AREA OF EXISTING? YES NO
DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES NO
CONSTRUCTION LEADER (OWNER NAME AND BUSINESS DESIGNATION & ADDRESS) HARVEY HACKER ARCHITECTS 528 BRYANT ST SF 94107
CONSTRUCTION LEADER (OWNER NAME AND BUSINESS DESIGNATION & ADDRESS) UNKNOWN

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
No portion of building or structure or scaffolding used during construction, to be closer than 60" to any wire containing more than 750 volts. See Sec. 383, California Penal Code.
Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.
Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown on drawings showing correct grade lines, cuts and fills, together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.
ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEARED.
BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.
APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (21) or (22). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.
In dealings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
 OWNER ARCHITECT ENGINEER
 LESSEE AGENT WITH POWER OF ATTORNEY
 CONTRACTOR ATTORNEY IN FACT

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THEREO WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

VOID HAZARDOUS CLAUSE: The Permittee, by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.
In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

- () I. Certificate of Consent to Self-insure issued by the Director of Industrial Relations.
- () II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
- () III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
- () IV. The cost of the work to be performed is \$100 or less.
- () V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner that is contrary to the provisions of the workman's compensation laws of California, I subject to the workman's compensation laws of California, I become subject to the workman's compensation provisions of the Labor Code of California and I do to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
- () VI. I certify as the agent for the owner that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who, before or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is in force.

Signature: Harvey Hacker
Date: 2/27/95

OFFICIAL COPY

FRANCISCO

DEPARTMENT OF BUILDING INSPECTION

CONDITIONS AND STIPULATIONS

If the image of this document appears less sharp than this notice, it is due to the quality of the original.

APPROVED:	<p>Any electrical or plumbing work will require appropriate separate permits.</p> <p>BUILDING INSPECTOR, BUREAU OF BLDG. INSP.</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED:	<p>DEPARTMENT OF CITY PLANNING</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED:	<p>BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED:	<p>CIVIL ENGINEER, BUREAU OF BLDG. INSPECTION</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED:	<p>BUREAU OF ENGINEERING</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED:	<p>DEPARTMENT OF PUBLIC HEALTH</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED:	<p>REDEVELOPMENT AGENCY</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____
APPROVED:	<p>HOUSING INSPECTION DIVISION</p>	DATE: _____ REASON: _____ NOTIFIED MR. _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT

EXHIBIT E

OFFICIAL COPY
 SAN
 DEPT
 BUILD

CONDITIONS AND STIPULATIONS		DATE
<p>APPROVED: Contact the district building inspector at the start of work call 558-5098. For plumbing inspection scheduling call 558-6054, for electrical inspection scheduling call 558-8036. This application is approved without site inspection, detailed plumbing or electrical plan review and does not constitute an approval of the building. Work authorized must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.</p> <p>By: <i>[Signature]</i> DENNIS F. DANG, DBI</p>	<p>APPROVED: TO REMOVE 2 WALLS & INSTALL 2 DOORS Per plans, no change of use.</p> <p>APPROVAL OF THIS APPLICATION APPLICABLE TO THE CITY AND COUNTY OF SAN FRANCISCO UNDER THE PLANNING CODE.</p> <p><i>[Signature]</i> DEPARTMENT OF CITY PLANNING</p>	<p>RL-304</p> <p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>
<p>APPROVED: N/A</p> <p>BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p> <p>By: <i>[Signature]</i> DENNIS F. DANG, DBI</p>	<p>APPROVED: N/A</p> <p>BUREAU OF FIRE PREVENTION & PUBLIC SAFETY</p>	<p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>
<p>APPROVED: MAINTAIN EXISTING PER CHAPTER 10, SFBC. MAINTAIN FIRE PROTECTION SYSTEMS PER CHAPTER 8, SFBC. INTERIOR WALL AND CEILING FINISH PER CHAPTER 8, SFBC. FIRE RESISTIVE RELATIONSHIP AND REQUIREMENTS PER CHAPTER 8 AND TABLE NO. 6A, SFBC.</p> <p>By: <i>[Signature]</i> DENNIS F. DANG, DBI</p>	<p>APPROVED: N/A</p> <p>BUREAU OF ENGINEERING</p> <p>By: <i>[Signature]</i> DENNIS F. DANG, DBI</p>	<p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>
<p>APPROVED: N/A</p> <p>DEPARTMENT OF PUBLIC HEALTH</p> <p>By: <i>[Signature]</i> DENNIS F. DANG, DBI</p>	<p>APPROVED: N/A</p> <p>DEPARTMENT OF PUBLIC HEALTH</p>	<p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>
<p>APPROVED: N/A</p> <p>REDEVELOPMENT AGENCY</p>	<p>APPROVED: N/A</p> <p>REDEVELOPMENT AGENCY</p>	<p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>
<p>APPROVED: N/A</p> <p>HOUSING INSPECTION DIVISION</p>	<p>APPROVED: N/A</p> <p>HOUSING INSPECTION DIVISION</p>	<p>NOTIFIED MR. _____</p> <p>DATE: _____</p> <p>REASON: _____</p>

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

I agree to comply with all conditions or stipulations of the various bureaus or agencies listed on this application and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments:

OWNER'S AUTHORIZED AGENT: _____

EXHIBIT F

OFFICIAL COPY

SAN
DEPT
BUILD

Contact the district building inspector at the start of work call 558-6096. For plumbing inspection scheduling call 558-6054, for electrical inspection scheduling call 558-6030. This application is approved without site inspection. All plumbing or electrical plan review and construction must be done in approval of the building. Work must be done in strict accordance with all applicable codes. Any electrical or plumbing work shall require appropriate separate permits.

Winstan Jn
w. 400 1/4/00

<input checked="" type="checkbox"/>	APPROVED: PER PLANS AND WORK STATED ABOVE	DATE: _____ REASON: _____
<input checked="" type="checkbox"/>	<i>[Signature]</i> DEPARTMENT OF CITY PLANNING MATHEW SNYDER 2.23.00	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	BUREAU OF ENGINEERING	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	DEPARTMENT OF PUBLIC HEALTH	NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>		NOTIFIED MR. _____ DATE: _____ REASON: _____
<input type="checkbox"/>	HOUSING INSPECTION DIVISION	NOTIFIED MR. _____ DATE: _____ REASON: _____

HOLD SECTION:—NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

Engineer to complete this portion of the application, if the Civil or Fire Bureau of the Department of the City of San Francisco, and attached statement of conditions for the building which are hereby made a part of this application.

CIVIL ENGINEER'S AUTHORIZED SIGNATURE
3/3/00

EXHIBIT G

SAN FRANCISCO
DEPARTMENT OF
PUBLIC UTILITIES
PERMITS INSPECTION

City and County of San Francisco

Public Utilities Commission



FINANCE BUREAU

DATE: December 31, 1987
TO: Anita Lee, Central Permit Bureau
FM: Leonard Tom, Administrator *Leonard Tom*
RE: TIDF Applications as follows

The ~~above~~ applications listed below are not subject to the Transit Impact Development Fee and you are authorized to issue building permits on them.

City and County of San Francisco

DEPARTMENT OF PUBLIC WORKS
Central Permit Bureau



DEC 30 1987

MEMORANDUM

TO: LEONARD TOM (FINANCE BUREAU) DATE: DECEMBER 29, 1987
FROM: ANITA LEE (CPB) SUBJ: TIDF APPLICATIONS COPIES

I send you herewith the following copied of applications:

8718093	50 Fremont St	<i>NOBODY COPIED</i>	
8718098	111 Maiden Ln	<i>5/1 NO SPACE CHANGE</i>	8718097
8718110	180 Geary St	<i>6/1 NO SPACE CHANGE</i>	8718108
8718113	423 Brannan	<i>NO SPACE CHANGE</i>	8718111
8718115	1043 Sansome St	<i>218 NO SPACE CHANGE</i>	8718114
			855 Battery St
			180 Geary St
			180 Geary St
			2 Embarcadero

8715513 350 Bay St *NO OFFICE USE* This one was issued by mistake
~~8716281~~ *Harrison* *NO OFFICE USE* This is the second copy requested by Wil.

(415) 648-3078

425 MASON STREET, 3RD FLOOR

SAN FRANCISCO, CA 94102

CONDITIONS AND STIPULATIONS

ALTERNATE NO. <input type="checkbox"/>	APPROVED: MAINTAIN EXISTING PER CHAPTER 33, SFBC MAINTAIN FIRE PROTECTION SYSTEMS PER CHAPTER 38, SFBC INTERIOR WALL AND CEILING FINISH PER CHAPTER 42, SFBC FIRE-RESISTIVE RELATIONSHIP, AND REQUIREMENTS PER CHAPTER 17 AND TABLE NO. 17-A, SFBC CONTACT DISTRICT INSPECTOR NAMED ON FACE OF APPLICATION AT START OF WORK (TELEPHONE NO. 558-6226). THIS APPLICATION IS APPROVED WITHOUT SITE INSPECTION AND DOES NOT CONSTITUTE AN APPROVAL OF THE BUILDING WORK AUTHORIZED MUST BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODE. Any electrical or plumbing work will require appropriate separate permits. <i>Samuel W. Wong</i> 1/21/88 DISTRICT INSPECTOR, BUREAU OF BLDG. INSPECTION	DATE: 1/21/88 REASON: NOTIFIED MR.
<input type="checkbox"/>	APPROVED: DEPARTMENT OF CITY PLANNING	DATE: REASON: NOTIFIED MR.
<input checked="" type="checkbox"/>	APPROVED: PLEASE NOTIFY SFPD AT START OF WORK CONTACT FIRE INSPECTOR (415) 361-8000 EXT. 315 <i>[Signature]</i> BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: REASON: NOTIFIED MR.
<input type="checkbox"/>	APPROVED: CIVIL ENGINEER, BUREAU OF BLDG. INSPECTION	DATE: REASON: NOTIFIED MR.
<input type="checkbox"/>	APPROVED: BUREAU OF ENGINEERING	DATE: REASON: NOTIFIED MR.
<input type="checkbox"/>	APPROVED: DEPARTMENT OF PUBLIC HEALTH	DATE: REASON: NOTIFIED MR.
<input type="checkbox"/>	APPROVED: REDEVELOPMENT AGENCY	DATE: REASON: NOTIFIED MR.
<input type="checkbox"/>	APPROVED: HOUSING INSPECTION DIVISION	DATE: REASON: NOTIFIED MR.

HOLD SECTION - NOTE DATES AND NAMES OF AGENCIES NOTIFIED DURING PROCESSING.

I agree to comply with all conditions and stipulations of the various bureaus or departments noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.
[Signature]
 CONTRACTOR